

JOLIET JUNIOR COLLEGE

ORAL HISTORY PROGRAM

JOHN E. FRANCIS

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JOLIET JUNIOR COLLEGE

ORAL HISTORY PROGRAM

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Interviewers

Thomas W. Francis  
(signature)

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(signature)

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(signature)

Feb 20, 1976  
(date)

Interviewee

John E. Francis  
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870 E. Shawnee Ave. Springfield  
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\_\_\_\_\_  
(city & state)

\_\_\_\_\_  
(date)

After 3 years  
and not much more

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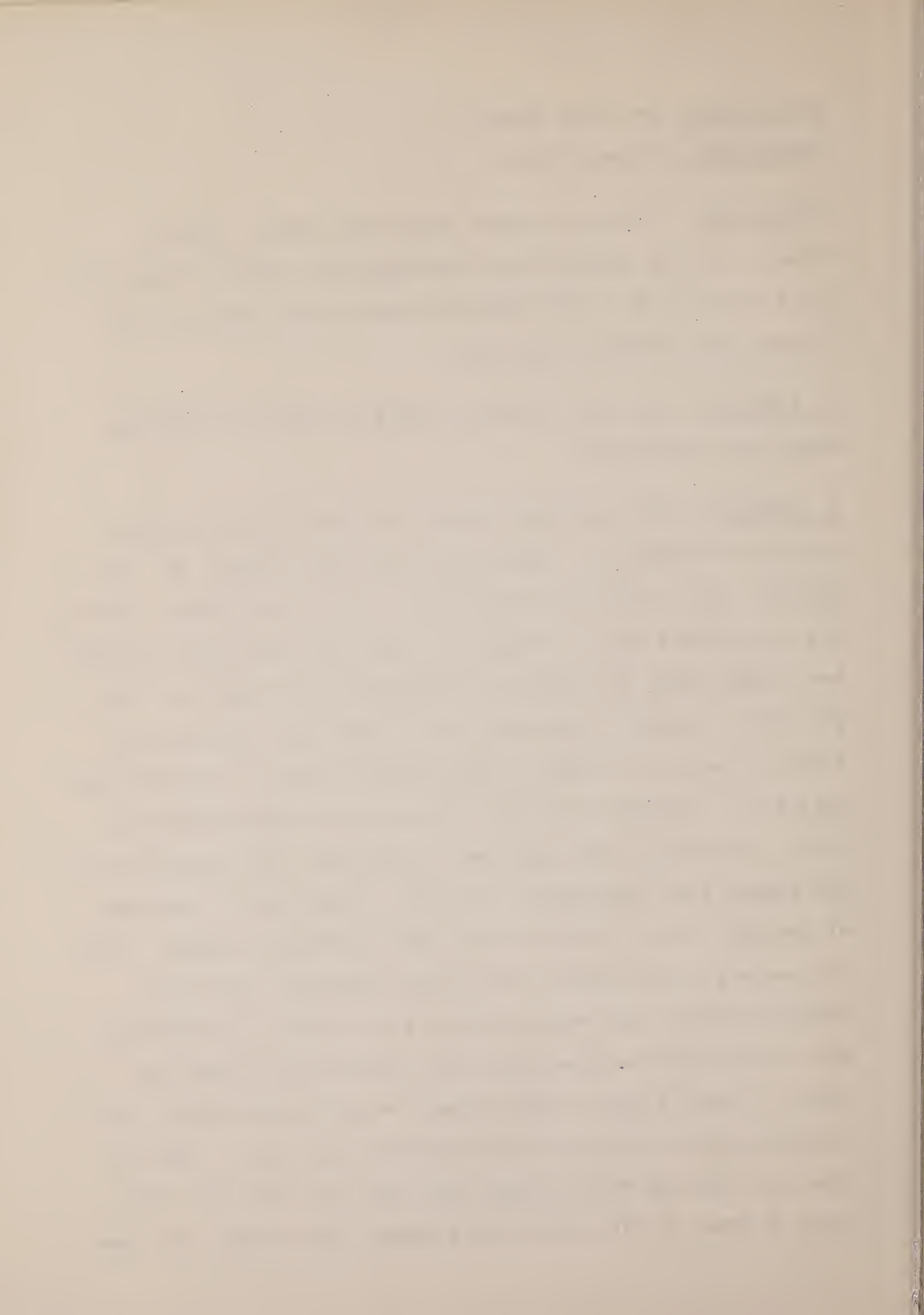
INTERVIEWEE: Mr. John Francis

INTERVIEWER: Thomas Francis

INTERVIEWER: This is a taped interview with Mr. John E. Francis for the Joliet Junior College Oral History Project by Tom Francis at Mr. John Francis' home in New Lenox, IL, on February 20, 1976, at 1:30 p.m.

T. FRANCIS: Okay, Mr. Francis, could you tell us anything about your ancestors?

J. FRANCIS: Well, we don't know -- we don't have too much accurate information. Apparently there were about, oh, six brothers and a sister who came here, oh, in the 1820's, 1830's, not as settlers but as trappers or whatever, and later settled here along about the 1830's; and we don't know just how they got here. Probably the south end of the lake, through the little streams of Calumet, Grand Calumet River -- something of that sort -- through the Blue Island area, in the beginning. Later, of course, when the women folks came, they came over in the wagons from somewhere in Indiana. There aren't too many of the men folks -- that we have much information about. Two of them are buried here in the local cemetery, Isaac and Abraham Francis, but we know there was a John L., a William, and a James; and we know that a Mrs. Ware was a sister of theirs. Many of their names appear on real estate deeds and transactions and things of that sort of that time. Then we know that the men folks, those that married, went back into areas of Ohio to find wives and brought their wives, and some

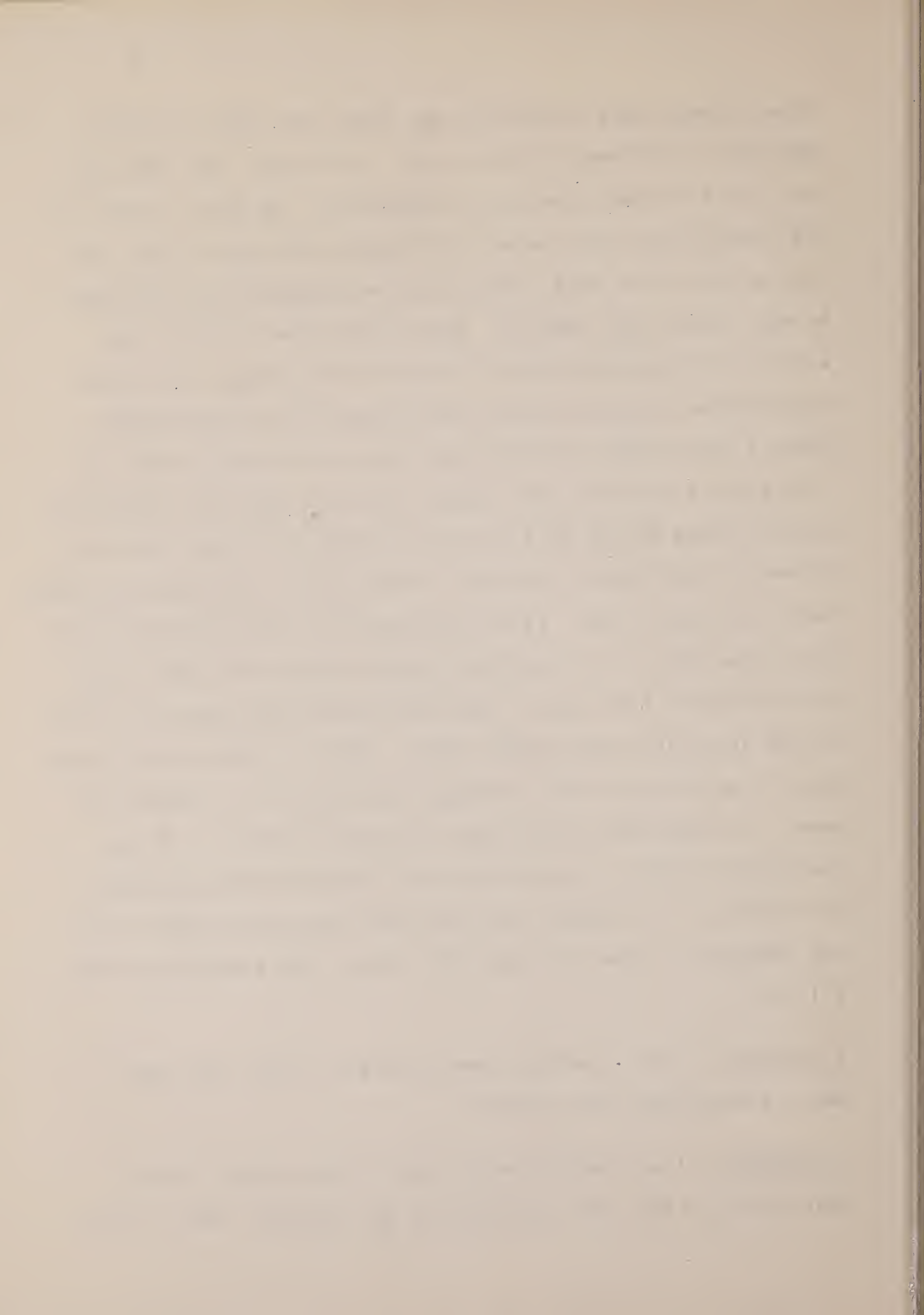




close friends came in here in the '30's and '40's to settle and take up residence in this area. But other than that, we don't have too much positive information. We have a story in the family that when one of the Francis men came in here, he rode a horse from Blue Island that was supposed to know when he was coming near Indians. And he came down a trail that winds in the general area of northerly New Lenox, up to the area of Blue Island, and the horse took off into the weeds. After a short time a fellow came along on horseback that was riding the same trail, but coming from the opposite direction; and he turned out to be a man by the name of Friend, who was a friend of the Indians and had a trading post, and apparently had had it for some time. It was located down along Hickory Creek in an area that is a little bit north and west of what is now the Village of New Lenox. And that man may have been the first in the area many years before 1830. That's a story that's come down to me from my father through the family for a number of years. At that time there were no settler cabins -- it was just open country -- even though the State had been admitted to the Union as a state, and there must have been people passing through the area to reach the rivers, the Kankakee and the Illinois.

T. FRANCIS: That's quite a long time ago. Well, you were born in New Lenox then, right?

J. FRANCIS: I was born over on what is now called Francis Road shortly after the beginning of the century, 1902 in fact,



in a farm home over there -- five children in my immediate family. Four of us survived; one, my brother, died in infancy, and we lived there while we kids were going to school. Later we moved to the home that you're in now, in about 1917, 1918. One time you asked something about how Francis Road got its name. I don't know for sure; there was every reason for it to be known as Francis Road because at one time there were four Francis brothers and two Francis sisters who lived in that area or on that street. It wasn't strange that it would be known as Francis Road. If my mathematics was right, there were four brothers: George, Charles, Allan, and John, and two sisters, Mrs. Cooper, and, oh, Aunt Lydia, Mrs. Haven all lived in that, on that street at one time. So it wasn't strange, but to my knowledge it wasn't known as Francis Road until a real estate developer, the MacIntosh Company, came in here and bought a lot of the land that had been accumulated by the various Francis families. This developer sold it in smaller lots and named the road through their subdivision as Francis Road.

T. FRANCIS: Do you remember what date that was when you . . . ?

J. FRANCIS: That was probably about 1927 or 1928.

T. FRANCIS: Just about the time of the depression.

J. FRANCIS: Just before the depression, yes, because -- the real estate people started out selling quite rapidly; and then all of a sudden nothing happened here for almost ten years, and they eventually -- through some sort of an arrangement --





sold much of the land- quite a bit of their property to other dealers for resale so they could go on to other areas, probably. That happened after the depression and that would be in the '30's, the late '30's, that they made such sales.

T. FRANCIS: Do you remember much about the school, the grammar school that you went to all your life?

J. FRANCIS: Pardon?

T. FRANCIS: The grammar school, do you remember much about that?

J. FRANCIS: Well -- I went to a grammar school that is no longer a public grade school. The site is now a school for exceptional children, Trinity School, down at the corner of Gougar Road and -- Francis Road. We had one teacher, about twenty students -- they used to consolidate the grades or skip them or anything to make up a workable program in education, so that the teacher could get all the classes in, in the time she was allowed. I think school started at 9:00 a.m. and ran until 4:00 p.m. with an hour off for noon. We have some of the old school registers or have an old school register that's ahead of my time, in our possession. And I believe the teachers were paid about 30, to 40 to 50, later 50, to \$60 a month, for which they had to keep the fires going and sweep out the school and do all the menial work as well as take care of the teaching of the youngsters. We had, I think, possibly -- in our particular area -- we had as good an education, perhaps better, than the kids get now because we were in the center of a -- geological wonderland, so to speak. Mr. Higginbotham had planted the Forest of Arden with anything that would grow in this area. And -- there were springs all over the place and spring flowers; and, oh,



the teachers used to take us on what we called field trips, and we'd go down to Highland Park and other areas that were considered to be outstanding for their time and for the area they were in. We received a general education rather than a specific one; and, of course, some students didn't come to class as regularly as they do at the present time because they, the older boys and girls, in the school, were kept at home when the crops had to be planted or the cows had to be milked. And sometimes the school ran into the summertime to get its full length. The old register that we have here someplace around the home shows the 12-month school period. By the time I came along, they had done away with the 12-month period and were teaching a 9-month school; but, still, in my time, the larger children had to stay home to get the oats sown in the spring and the corn husked in the fall, and the girls to see that the cows got milked.

T. FRANCIS: Now they also had the 4-H Field out here. Can you tell us how that was named?

J. FRANCIS: The land was dedicated by Mrs. Fred Francis. Her husband Fred Francis was the son of Charles Francis, whose father was Abraham Francis, one of the original Francis men who came into this area. At his death his widow, Mrs. Ann Francis, gave a tract of land to the 4-H Club. Her husband Fred had put a lot of effort throughout his life into being a club leader; Ann gave this land to the 4-H group of the county for them to use for 4-H purposes. And through cooperation be-





tween her family and the businessmen of the area and interested people and the 4-H Federation, the present buildings were constructed. It's been a wonderful project for the community area. I believe at one time at least both Will and Cook Counties used it for their 4-H Fairs for 4-H. And it's been used quite extensively in many ways. But it, 4-H Francis Field, is largely in memory, perhaps entirely in memory, of Fred Francis, Sr. His son now lives in Wilmington and is quite active in 4-H work in that area.

T. FRANCIS: Yes, I think he's the president now.

J. FRANCIS: I believe so.

T. FRANCIS: Now we know there was a Methodist camp in New Lenox. Can you give us your involvement, your family's involvement in that?

J. FRANCIS: Well -- the Centenary Camp Meeting Association owned the area. I can't give you just the dates; it was formed back about, oh, perhaps Civil War times, or it could even be before that. It got to be quite a church meeting place, largely Methodists or Wesleyan or some people of that leaning. And it grew until by, oh, 1890 or 1900 it was an institution of quite some size -- the tract is about, oh, 17, 18 acres. And during session for camp meeting the entire tract would be filled with tents and horses and buggies and -- other paraphernalia. People came from the communities around Will County and southern Cook County and camped there for the camp meeting



sessions, about a ten-day camping period. I can remember back possibly to 1906 or something of that sort. They had special trains that came here on the Wabash Railroad and on the passenger trains (now the Norfolk and Western and on the Rock Island); and later on when the interurban was built, they came out from Joliet on the streetcar. There probably were several thousand people there on the Sunday sessions. As I remember it, the church (service) used to start about six o'clock in the morning and then they'd have breakfast. Then they'd come back, go to church again, and it kept running til noon. And they'd come back in the afternoon and run until evening. And then there would be an evening session. And so it was when you went to camp meeting, you went to church. And their -- at least it seems to me -- the speakers were all noted people from within the various religious organizations. There were, I remember, some evangelists that showed up at some of these meetings. Of course, the meetings were programmed by the Centenary Camp Meeting Association so it was a well-planned affair. It was just quite an institution. There were probably -- at its peak -- well over 50 or 60, perhaps more, cabins; there was a hotel of sorts that had probably 20 little rooms, and there was a restaurant on the grounds. They were allowed to sell food during rest periods, but they couldn't sell it when the camp meeting was in session. There was what was called a "tabernacle", a great big building. The services were held out under some maple trees that some people said were planted by the people, and others said were native; I don't know. This area has many





maple trees in it, so it could have been either, and possibly was a combination of both. The camp meeting, as camp meeting, went out of existence about 1915 when the automobile came in. They then tried to run it as a youth organization for a number of years, and finally some years later the property was sold and the local Methodist Church acquired it. Right now it's -- could very well be the site of a new United Methodist Church. It lost its effectiveness as a camp meeting probably about 1914, 1910, in that era. And the automobile had a large part in its destruction because people just didn't go to the camp meeting anymore.

T. FRANCIS: Was it mostly people from around Will County and Cook County, or did they come, I heard they even came from out of state?

J. FRANCIS: That was probably true. People came on trains in those days; and so when they came, they had to stay. It wasn't like an automobile where you could come and then the next day move on to some place else. So in its early time -- now I don't remember when there were too many people here from out of the area, but I'm sure in the period before my time -- that they just came from all over. Now the speakers, in most cases, were people who were from pulpits like the Sunday Evening Club in Chicago, some speakers from California, or Washington, the East, the West, the North, the South. They came to speak. And I'm sure that they had evangelists of the period who came in there to speak at the meeting. It was a big, big affair, well-



organized, property was well kept. To my knowledge, even though they used kerosine lamps or kerosine torches really for light, there was never a serious fire down there until the camp was shut down and the vandals got into the vacant buildings and started fires and eventually burned the whole place down. But by then people had lost interest in it.

T. FRANCIS: There must have been some times that you remember some things that, you know that particularly interest you -- some unusual incidents that must have happened while you were at camp or something you know that are just your personal thing?

J. FRANCIS: Well, of course, I don't know just what you mean by personal things. I was too young, you see, at the time when the camp meeting was really at its peak to remember. I was only 10 or 12 years old, and so, sure, as a youngster, I remember things that went on. And in those days, at that time it wasn't a youth program. It was an adult, a fully adult program. The youth were --were to be seen and not heard, and it was really enforced, because if you didn't like it, why -- you didn't like it -- that was all -- and nobody was going to cater to you because of it. And the Camp Meeting Association wasn't a youth-oriented program until later. They tried it afterwards -- some 5 or 6 years after the camp meeting stopped. They tried to have programs there, and succeeded to some extent. By that time I was out of the area and wasn't connected too closely with the Association. I think my father was probably an officer in the Centenary Camp Meeting Association. Pretty

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much up to the time it was transferred over to -- the, well, they called it the Epworth League Institute at that time. But I don't remember things of personal interest down there. Sure I remember being bawled out severely for -- eating an ice cream cone when they weren't supposed to be sold, when the things were in session, or even going to the water spigots to get a drink of water because you were supposed to sit there and listen. One of my first recollections of the whole thing was my older sister. I had a sister who is no longer living, who was some 6, 7 years older than I; and it was her job to take care of me, and, as so many times in the case, why it meant severe directions on her part. My folks would doll me up in a fancy suit and one time I got down and rolled in the dirt. It created quite a family ruckus, I remember, at the time. But those things aren't too important. I don't remember the -- too many -- sensational things that went on at the camp meeting. The Deaconesses used to have young people and middle-aged people out from Chicago. I remember the first time I ever saw colored people was a small group that came out from one of the Chicago churches and did wonderfully well. That, that left a stamp on my memory. And later on they had a minister from the South; I think he came from a school that our family was particularly interested in, the Meharry Medical School. I believe he was from down there, because I had a great aunt who was a Mrs. Addie Meharry who was very active in sponsoring it. And I think that Aunt Addie had probably gotten some of her brothers to get him for the program and then she had probably paid his





way up, cause she was part of the very prominent mass of family down there in the little town of Tolono and connected very closely with the Meharry group. Part of the Meharry family was at Attica, Indiana. But -- that's about -- things of that sort are the things that I remember of the Camp Meeting. It was a religious program; it wasn't a social or an amusing thing; it wasn't going down to some place to go boating, or fishing or something of that sort. It was purely a religious meeting and you would hear the "Amen's" and the "Hear, hear's" and "Lord be praised", and all that, those sayings that went on at that time, from the people who were deeply stirred in the audience. But how it ever kept from having a serious fire, I don't know. By present-day standards it broke all of the rules and regulations.

T. FRANCIS: Let's see, you lived all your life here. You must have -- it must be quite different today than it was a long time ago. I know I've heard that there was streetcars that used to come through New Lenox.

J. FRANCIS: Streetcars only went, didn't last very long. It went from about 1909, 1910, til 1921 or '22 -- yes, it was a -- interesting part of New Lenox and had a lot to do with the development of it, probably. The streetcar that you speak of had a noble start; it was supposed to run from Elgin clear to around Michigan City, IN, at the beginning. And somebody else started the rail, a streetcar that was to the west of Joliet or to the west of Aurora. It wound up being the Joliet and



Eastern Traction Company and ran from the east edge of Chicago Heights to Joliet for this period of about 12, 14 years, whatever it was. And it had its central building in Frankfort, and the car barns there are still used by a business there. It ran on pretty good schedule. But you were talking about the campground. It had very little to do with the development or the support of the campground because the Rock Island and the Michigan-Central Railroads all ran trains that brought the people from Joliet, and that's the area that the streetcar served, and -- but it, it was an interesting episode because everybody was putting on streetcar lines. And so we had one here, too. It amounts to . . .

T. FRANCIS: How much did it cost to ride it?

J. FRANCIS: What, oh -- I believe that we bought a school ticket that would carry us for a month for about \$3, as I remember, to go to high school. We used it to go down to Joliet Township High School. And I think that you could buy a monthly ticket for \$3, and perhaps less; and you could, I think, it would possibly cost 15¢ to go from New Lenox to Joliet if you paid your way. It may have been a little more, but it was -- it had to meet the Rock Island fairly close, and the Rock Island, I think charged 20¢, if I remember, for a ticket to Joliet. And at that time the Rock Island ran around -- well, local trains, they called them, as against the present suburban trains. They competed with each other for the school students to go to high school because New Lenox even then had -- oh, a number of young people who were in high school, and if I remember, there were about 25 or 30 went from here. Probably by the end of the time I was in high school, why there were more than that, because by 1920 New Lenox had started to have a little growth; quite a few new homes had been





built. And many farm people were living here and working in Chicago even at that time.

T. FRANCIS: Did the depression effect your family very much?

J. FRANCIS: My family?

T. FRANCIS: Yes.

J. FRANCIS: Well, most of them lost everything they had. We were able to salvage part of what we had, but -- the -- depression wiped out a lot of the farm community, those who were in debt especially. Those who had educated their youngsters and borrowed money to do it just couldn't come up because at that time the creditors were allowed to come in on, well, maybe they still are, but anyhow, the creditors did come in on very small debts and nobody was able to refinance, so the property passed out of their hands and into somebody else's hands. Oh, the depression wiped out a lot of farm families -- many, many farm families. There were probably urban ones as well, but farm families in particular. Credits were different in those days than they are now. Before the depression, at least in this area, most debts were personal notes; and many times, when they were totaled up, the farm person owed a lot more than his property was worth. Then when the depression came on, those notes, debts, were all collected into one area and they endeavor to refinance them. Not only my people, but a lot of other folks, just lost what they had. They had lost the land that they had then. No, the depression changed the whole picture. It



changed the way of farm life, too, not only in this area, but much of Northern Illinois.

T. FRANCIS: Let's see, you were 27 years old during the depression?

J. FRANCIS: Me? I was born in 1902; the depression, the heart of the depression was, I guess say '33. Agriculture began coming out of it in 1934 and '35 when the federal administration put a stop to foreclosures temporarily. The Farm Credit Administration came in and refinanced many of these farms and with them the debts that they owed. And so, in some cases, where farm people could meet the requirements of that act, they were able to hold on. In other cases where the debt was greater and there was no agreement to consolidation, why they lost out. So, yes, I saw the 6, 7¢ for oats and 10¢ for corn, and 15¢-for-wheat-period.

T. FRANCIS: Well, farmers were actually destroying their crops at that time, weren't they?

J. FRANCIS: Yes.

T. FRANCIS: Was there no price for them?

J. FRANCIS: We delivered a truckload of hogs to Chicago, little pigs. I believe if my memory serves me correct, we got \$6 a head for them. They weighed about 30 pounds to the head. And they were simply slaughtered and ground up into a pile and rendered. It was the only way -- the farm people could get any money, I don't mean that pig way, but many ways of that sort.





I was talking to a young man over at LaSalle about a week ago and -- he was telling me that he operated a large hog operation now and he says that he had records of his father sending a bunch of heavy hogs to market in the depression in those days and getting virtually nothing back for them because the trucking and commission ate up everything he got from it. They brought, I think he said, 2¢ a pound. They weighed 3- or 400 pounds and the expense of handling them was greater than their, than the price they brought. But there was no market for them around here. The only market we had in our particular case -- we had some friends who worked in a mill area of Joliet -- the north-east side and north side, oh, Slavish people. And they came out and bought -- they wanted fat hogs so we had to make them big, but they would pay 5 or 6¢ a pound for them so, if you had a 400-pound sow and if they would pay you 6¢ a pound, that'd be \$24. And that, of course, you had without paying the commission. And in those days that was a lot of money. Unfortunately, that lasted for quite a while. That's what chased a lot of folks off the farms and put them in town. Because after seven or eight years of that, why a lot of folks figured that there was just no reason to go on.

T. FRANCIS: Do you remember your first job that you ever had?

J. FRANCIS: Well, yes. I only had one job in my life, I guess you'd say. I worked for the Farm Credit Administration. I was an appraiser through the depression years, making farm appraisals for the St. Louis Federal Land. It was for the Department





Agriculture program under special orders of then President Roosevelt and -- other than that I've been in business or in this or farming all my life. I have run -- I have plant food business here for years and years. I was very popular with -- the Extension people when they were belittling the sale and use of it. And -- then I've been in politics, as a member of the County Board for -- some, oh, 20 years.

T. FRANCIS: I'd bet you've seen a lot of changes in that, in politics and all that.

J. FRANCIS: Oh, yes. It's a completely different deal. I -- when you're coming back from New Lenox, I went to our township supervisor -- I remember '52, '53 -- at that time New Lenox probably had 12-, 1500 people in it; that's the township. And now we have ten times that many. At that time we had -- frankly enough, we had better police protection than we have now, because we have -- five locally-elected constables, or people of that rating, who were subject to call and did a good job. Well, we also had no fire protection except the local bucket brigade which worked very well. They meant well and could save people from the building, but they seldom could save the building. And -- they had no municipal administration here. One thing about this area, when this township was organized, there was a man, and I believe his name was Van Deuser, who came from Lenox; I believe he was from New York -- anyway some place in the East. He lived over on what is now Route (U. S. Route) 6. What is now Will County was part of several other counties, including Richland County, as I remember. That seems to stick in my mind. Anyhow, when they decided that they were going to make a Will County and were going to have different townships, one story is that he was quite influential and so he,



so he said why don't we call this one New Lenox (after his city, his town, or the area that he came from), which they did. (A good story, but hardly true.) He suggested New Lenox as the township name. It was accepted. And then when the Rock Island Railroad came along, they named the community here Tracy, depending upon whom you listen to, or whose version you accept. One version is that Mr. Tracy was president of the organization that put the railroad that is now the Rock Island together, built it, through here. The other is that he was an employee; I don't know which it is. Anyhow, he looked at the little community that was out here and figured that it wasn't big enough, he was more important than that -- and so, he didn't want them to use his name and so when the Rock Island put in their depot, they named it the same as the township. The community has gone with the name New Lenox ever since. Except that in real estate deeds, this old, original part of what is now the Village of New Lenox is still shown as the Village of Tracy. The story goes that Mr. Tracy went on and didn't have anything larger on the Rock Island named for him and was quite disappointed. That's the way it exists. The Rock Island didn't choose to put the name Tracy on the depot; and the people who developed the area, nevertheless, called the original platting of the village Tracy in respect to the developer of the railroad. These little communities, New Lenox, Mokena, Tinley Park, Oak Forest, and all of them developed as the result of the railroad; the railroad didn't develop because of their presence. One thing I remember





about my childhood. When you were asking about living over north where Route 80 goes now -- a number of years ago, the Rock Island came in and ran stakes down through that particular farm. They were planning to relocate a cut-off between Rock Island and Joliet and leave Mokena and Tinley Park and New Lenox high and dry and put the railroad in somewhat like the line that used to go down through the area that would go up through Beverly Hills and those areas. But I think that they did get some excavating done on parts of this proposal, but it never did reach completion as far as the New Lenox area is concerned. This created quite a stir in the community at the time, because, well, there was no Chamber of Commerce to fight it. Still, there were influential people, or people who felt that they were influential who made quite a todo about it. Most folks felt that the Rock Island simply ran out of money and decided it wasn't worth the effort, so they never did go through with it, but they did do the surveying. I remember we dodged around it -- the stakes, for farming, to keep from doing away with their steel posts and wooden posts, or their monuments, the stone pieces that they put in. Nothing ever came of it. It's something that you remember when you are a kid.

T. FRANCIS: Yes. Well, I don't know what else I could ask you about. If there's anything you could think of. . . .

J. FRANCIS: Well . . .

T. FRANCIS: Oh! There's one question that I always wanted to



-- this is always known as the home of the proud Americans.

J. FRANCIS: It has been recently, yes.

T. FRANCIS: When did that come into. . .?

J. FRANCIS: Oh, about ten years ago.

T. FRANCIS: About ten years ago?

J. FRANCIS: When a Joe -- Hartong was mayor, he promoted that idea with the Chamber of Commerce. It's a very nice thing.

T. FRANCIS: How strange that Hickory Creek -- there were settlements at Hickory Creek here and everything grew up faster outside of it, and around it, than actually the town of New Lenox itself. You know it's always amazed me.

J. FRANCIS: How do you mean?

T. FRANCIS: As you know, like Joliet had gotten so big, you know, and Kankakee and all these towns; and New Lenox kinda stayed a small size.

J. FRANCIS: Well, that's these towns came up. They were farm towns -- New Lenox, Mokena, Tinley -- were all farm towns. Tinley was German; Mokena was German and Irish; New Lenox was largely God-knows-what. Anybody could come to New Lenox and live. But they weren't towns to develop. Now Joliet was a different thing because the I & M Canal came through. They dug that and a lot of men that were on the crews that dug the



canal were Irish. You see, many of the -- this area developed in a short time. Percentage-wise, why the statistics -- methods that our Extension, that our college people would use now -- the growth of that period was greater than anything we've had since because percentages would compound when Joliet went from 500 up to 5000. That was a tremendous growth. You can't get that type of growth at this time and period. But still Joliet had a tremendous growth when the people came off the canal, the I & M Canal construction, which -- and most of them worked in the limestone that goes from Joliet to the lake. And Joliet, when I was a kid, was known as "The Stone City." Later it became known as a prison city and -- these towns were farm towns -- you could find the same thing in DuPage County ten years ago, twenty years ago. You were asking about when I -- what jobs I had when I was with the Farm Credit Administration -- much of what is now Schaumburg, and those towns up in that area -- Bolingbrook, were -- that was dairy country, and some of it not so good, a lot of it was swamp land where Schaumburg is. There was an awful lot of -- second-rate farm country up there. But then the growth went west to Chicago. Now it's coming south out of Orland into Mokena and New Lenox and we've had it. Percentage-wise we've had a tremendous growth here because in twenty years we've multiplied -- our population has increased ten times which by these charts shows there is a tremendous growth in population. No, it's not a -- true, my folks came into -- My Uncle Ike, one of the fellows that's buried down here, came into Chicago on





the -- he had never married, but he lived in a cabin on what is not the Chicago River and had a couple of cows and raised a garden and sold produce to the people who lived in around the Fort Dearborn area. Set up in Chicago. And it wasn't -- but twenty years and that whole area had grown up -- had just bloomed. Now -- New Lenox hasn't had anything like that and won't have it. . . Well, maybe I'm alibiing, I don't know -- but we've gotten away from being a farm community and we're becoming less and less a farm community here. See the real estate tax, just as it has in Cook County, has gotten so high now it makes it so that the people that are willing to gamble on what you're talking about, you know, more people, lots, and stuff of that sort, are willing to gamble on that rather than agricultural production because the tax on -- farmland would probably be in the neighborhood of 20-some dollars an acre, and this land productively isn't good enough to support a tax load of that sort.

T. FRANCIS: I sure thank you very much for this. It's been quite an enlightening conversation.

J. FRANCIS: Well, I hope, well, if I've given you some information, that's O.K. Well, fine. I had no idea what you wanted.

T. FRANCIS: Well, this was exactly perfect. Thank you.



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